

NOTICE OF FINAL ACTION
CLARK COUNTY PLANNING COMMISSION
7:00 P.M., TUESDAY, JANUARY 3, 2023

LEGAL NOTICE: Following the final approval or denial of every action before the Planning Commission and/or the Board of County Commissioners, a letter indicating the action taken and the conditions under which any approval is granted will be sent to the correspondent address on the application submitted. The information herein will be filed with the Clark County Clerk, Commission Division, and serve as notice of final action for the purposes of NRS 278.0235 which marks the commencement of the twenty-five (25) day limitation period specified.

1. Public Comments.
2. Election of Officers. (For possible action)

Steve Kirk – Chairman
Timothy Castello – Vice-Chairman
3. Approval of the Agenda After Considering Requests to Add, Hold, or Delete Items. (For possible action)
4. Approval of minutes. (For possible action)

Planning Commission Meeting minutes for 11/15/22 and 12/06/22.
Planning Commission Briefing Meeting minutes for 11/15/22 and 12/06/22.

ROUTINE ACTION ITEMS (5 - 15): These items may be considered in one hearing and in one motion. Any person who does not agree with the recommendations by staff should request that the item be removed from this portion of the agenda to be heard separately when directed by the Planning Commission. Item 15 will be forwarded to the Board of County Commissioners' meeting for final action.

5. UC-22-0621-ADC HOLDINGS, LLC:
USE PERMIT for vehicle rental in conjunction with an existing vehicle repair facility on 2.2 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone. Generally located on the north side of Tropicana Avenue, 275 feet east of Mountain Vista Street within Paradise. TS/bb/syp (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

6. UC-22-0624-PLEASANT HILLS UNIT 2:

USE PERMITS for the following: 1) a communication tower; 2) reduce the setback from a communication tower to a residential development; 3) reduce the setback from Sloan Lane; and 4) reduce the separation between communication towers.

WAIVER OF DEVELOPMENT STANDARDS to waive the setback for an architectural intrusion. DESIGN REVIEW for a communication tower (palm tree monopole) and associated equipment in conjunction with an existing multiple family residential development on a portion of 6.8 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the east side of Sloan Lane, 775 feet north of Bonanza Road within Sunrise Manor. TS/bb/syp (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Applicant is advised that a bond (or other guarantee per Table 30.44) is required prior to the construction of the tower; this approval also includes all future antennas proposed in conjunction with this tower, provided all future antennas are determined to not be visually obtrusive to this area; in order to construct this tower, building permits must be obtained for this tower prior to building permits being issued for any other communication tower within a radius of 600 feet otherwise additional land use applications may be required; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

7. UC-22-0632-VRES, LLC:

USE PERMITS for the following: 1) photographic studio; and 2) banquet facility in conjunction with an existing office/warehouse complex on 2.2 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the north side of Quail Avenue, 550 feet east of Valley View Boulevard within Paradise. MN/al/syp (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property appears to have an existing septic system; and to contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures.

8. UC-22-0635-HSJC INVESTMENTS LTD:

USE PERMIT to reduce the separation from a supper club to a residential use in conjunction with an existing shopping center on 3.0 acres in a C-2 (Commercial General) Zone. Generally located on the southeast corner of Rainbow Boulevard and Shelbourne Avenue within Enterprise. JJ/sd/syp (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

9. VS-22-0618-CVA 3355, LLC:

VACATE AND ABANDON a portion of a right-of-way being Pioneer Avenue located between Arville Street and Myrtle Avenue within Paradise (description on file). JJ/bb/syp (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Drainage study and compliance;
- Reconstruct driveway on Myrtle Avenue with full off-site improvements;
- Reconstruct driveway on Arville Street with full off-site improvements;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

10. WS-22-0617-CVA 3355, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) reduce landscaping.
DESIGN REVIEW for multiple family apartment site improvements and dog park on 5.8 acres in an R-4 (Multiple Family Residential) Zone. Generally located on the south side of Desert Inn Road and the west side of Arville Street within Paradise. JJ/bb/syp (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Traffic study and compliance;
- Reconstruct driveway on Myrtle Avenue with full off-site improvements;
- Reconstruct driveway on Arville Street with full off-site improvements.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

11. VS-22-0623-PALMER, JEANNE & MARK LEROY:
VACATE AND ABANDON a portion of a right-of-way being St. Joseph Street (alignment) located between Cottonwood Avenue and Ramos Ranch Road; a portion of right-of-way being Bader Avenue (alignment) located between St. Joseph Street (alignment) and Tami Street (alignment); and a portion of a right-of-way being Tami Street (alignment) located between Cottonwood Avenue and Ramos Ranch Road within Northeast County (description on file). MK/rk/syp (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

12. VS-22-0625-DESTINY HOMES, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Helena Avenue and Hickam Avenue, and between Al Carrison Street and Tomsik Street within Lone Mountain (description on file). RM/jud/syp (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Helena Avenue, 30 feet for Al Carrison Street, and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

13. VS-22-0626-HERNANDEZ, ARTURO M.:
VACATE AND ABANDON a portion of a right-of-way being La Madre Way located between Jensen Street (alignment) and Grand Canyon Drive within Lone Mountain (description on file). RM/jud/syp (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Reserve the vacated area as a pedestrian access easement;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

14. VS-22-0630-LV CHEYENNE INDUSTRIAL LP:
VACATE AND ABANDON a portion of a right-of-way being Lamb Boulevard located between Cheyenne Avenue and Cecile Avenue (alignment) within Sunrise Manor (description on file). WM/md/syp (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Satisfy utility companies' requirements.

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

15. NZC-22-0639-BARCHENGER, MIKAL D. & SUSANN G. TRUST & BARCHENGER, MIKAL D. & SUSANN G. TRS:
ZONE CHANGE to reclassify 2.1 acres from an R-A (Residential Agricultural) (RNP-II) Zone to an R-E (Rural Estates Residential) (RNP-II) Zone. Generally located on the west side of Four Views Street and the south side of Maggie Avenue within Lone Mountain (description on file). MK/rk/syp (For possible action)

CONDITIONS OF APPROVAL - FORWARDED TO THE 02/08/23 BCC MEETING.

Current Planning

- Resolution of Intent to complete in 3 years.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a Master Plan area plan amendment and a zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Execute a Restrictive Covenant Agreement (deed restrictions);
- Drainage study shall be required with future development as determined by Public Works - Development Review.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

NON-ROUTINE ACTION ITEMS (16 - 20): These items will be considered separately. Item 20 will be forwarded to the Board of County Commissioners' meeting for final action.

16. VS-22-0620-OZAKI, RANDALL E. & LORI DAWN:
VACATE AND ABANDON a portion of a right-of-way being St. Joseph Street located between Moapa Valley Boulevard and Lou Jean Avenue (alignment) within Moapa Valley (description on file). MK/md/syp (For possible action)

HELD - No Date - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on an agenda.

17. WS-22-0579-DOLAN, ROCHELLE & WILLIAM:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to reduce front yard setback for a proposed detached garage in conjunction with an existing single family residence on 1.1 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Lone Mountain Road and the west side of Tomsik Street within Lone Mountain. RM/rk/syp (For possible action)

HELD - 01/17/23 - per the Planning Commission.

18. WS-22-0616-HILL, ADRIAN TRUST & HILL, ADRIAN LEROY TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) increase hardscape on 0.1 acre in an R-3 (Multiple Family Residential) Zone. Generally located on the southeast side of Cane Hill Drive, 43 feet north of Blossom Avenue within Sunrise Manor. TS/hw/syp (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

19. WS-22-0633-ALVARADO, REFUGIO:
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Linn Lane and the north side of Gorham Avenue, 670 feet north of Washington Avenue within Sunrise Manor. TS/jud/syp (For possible action)

HELD - 01/17/23 - per the applicant.

20. NZC-22-0607-AVILA, JOSE:
HOLDOVER ZONE CHANGE to reclassify 0.9 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-D (Suburban Estates Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; and 2) off-site improvements (curbs, gutters, streetlights, sidewalks, and partial paving).
DESIGN REVIEW for a single family residential development. Generally located on southwest corner of Levi Avenue and Haven Street within Enterprise (description on file). MN/al/syp (For possible action)

CONDITIONS OF APPROVAL - FORWARDED TO THE 01/18/23 BCC MEETING.

Current Planning

- Resolution of Intent to complete in 3 years;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a Master Plan amendment and a zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Comply with approved drainage study PW21-15006;
- Right-of-way dedication to include the spandrel in the northeast corner of the site;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their homes purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0145-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

PUBLIC COMMENTS

Comments by the General Public regarding any items not listed on the agenda as posted. No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda.